



COUNTY OF SANTA BARBARA PLANNING AND DEVELOPMENT

MEMORANDUM

TO: County Planning Commission

FROM: Travis Seawards, Deputy Director, Development Review Division

STAFF CONTACT: Kathleen Volpi, Planner, (805) 568-2033

DATE: March 26, 2025

HEARING DATE: April 2, 2025

RE: Mission Isla Vista Partners LP Housing Development Project, 24DVP-00005, 6737 Sueno Road

INTRODUCTION

The project was initially reviewed by the Planning Commission on February 26, 2025. At that hearing, the Commission provided feedback on the architectural design and requested that the applicant voluntarily present their project to the South Board of Architectural Review (SBAR) as a discussion item for comments. On March 21, 2025, the Applicant presented updated design revisions to the SBAR, incorporating feedback from the Planning Commission's review on February 26, 2025.

Further aesthetic revisions have been made in response to feedback from the SBAR hearing. The unapproved SBAR minutes are included as Attachment D. The following changes were implemented based on Planning Commission and SBAR comments:

SITE PLAN AND ARCHITECTURAL CHANGES PROPOSED

SITE

- Rear private patios removed
- Rear planter at bike lockers increased from 2'-9" to 6'-9"
- Masonry wall added to southern and western property lines along Building 3

LANDSCAPE

- Tree species revised from predominately palm trees to canopy trees to help screen/soften the buildings (updated trees include Fern Podocarpus, Paperbark Tree and King Palm)

- Vines added for green walls
- Shrub palette refined

MASSING AND FLOOR PLAN

- Building 1: 3rd floor balcony expanded to north elevation to reduce the 3rd floor massing
- Building 2: 3rd Floor balcony expanded to south elevation to reduce the 3rd floor massing
- Building 3: 3rd floor massing set further back from south elevation (3 bedrooms removed)

MATERIALS

- Wood base material on first story replaced with tile and modified color of second and third stories to green/white
- Additional green wall elements added to architecture that extend up to the 2nd and 3rd floor
- Walkway columns thickened to 12"
- Revised railings to metal
- Proportions of windows revised to generally be more horizontal, clearstory windows added, and color revised to dark gray
- Color of doors changed to dark gray
- Revised roof to shed-style roof

PROJECT DESCRIPTION CHANGES

The Applicant's proposal has been revised from the initial plan to construct three new multi-family buildings with 16 three-bedroom units (totaling 48 bedrooms) to the construction of three new multi-family buildings consisting of 13 three-bedroom units and 3 two-bedroom units (totaling 45 bedrooms). Additionally, the project will now include an approximately 180-foot-long, 8-foot-tall masonry wall along the southern and a portion of the western property lines. The change in bedroom density necessitates modification to the description of one requested concession/incentive under the State Density Bonus Law (Gov. Code §§ 65915-65918), as outlined below:

Article II Section 35.76.7, Bedroom Density. The Applicant is requesting to allow an increase in bedroom density from 10 bedrooms per 25,430 net square feet to 45 bedrooms per 25,430 net square feet.

All proposed changes are reflected in strike-out and underline in the project description included below.

The project is a request for a Development Plan and Coastal Development Permit submitted pursuant to Senate Bill 330 to allow for the demolition of an existing 1,620 square foot (SF) single-family dwelling and 455 SF garage, and the construction of three new, 3-story multi-family buildings totaling ~~15,213~~ 15,093 net SF and ~~18,837~~ 18,436 gross SF. The project includes ~~16~~

~~residential units (16 three-bedroom units)~~ 13 three-bedroom units and 3 two-bedroom units (totaling 45 bedrooms), a management office, and will have a maximum height of 36'-7". Two of the units will be very low income units pursuant to State Density Bonus Law and two will be moderate income units pursuant to Coastal Plan policy. The project includes 24 parking spaces, 48 bike lockers, and 52 bike racks to serve the development. Other site improvements include a new trash enclosure, an approximately 180 foot 8-foot tall masonry wall along the southern property line and a portion of the western property line, two 6-foot tall gates and fencing, cluster mailboxes and cluster parcel boxes, concrete flatwork and landscaping. Grading will include 415 cubic yards of cut and 75 cubic yards of fill. No trees are proposed for removal.

Existing onsite development, consisting of one residential structure, one garage and various shed and storage containers are proposed for demolition and removal. The project is requesting a 45% density bonus, resulting in an additional five units above the zoning density per acre, and three concessions. The concessions include an increase to the allowed bedroom density, a reduction in front, side and rear setbacks, and an increase to maximum height limit for the SR-M Zone District. The parcel and project will be served by the Goleta Water District, the Goleta Sanitary District, and the County Fire Department. Access will be provided via Sueno Road. The property is 0.58-acres net, 0.65-acres gross, zoned SR-M-18 and is shown as Assessor's Parcel Number 075-092-009, located at 6737 Sueno Road in the Goleta Community Plan area, Second Supervisorial District.

RECOMMENDATION

Your Commission's motion should include the following:

1. Make the required findings for approval of the project as specified in Attachment A of this staff memo dated March 25, 2025, including CEQA findings.
2. Determine the project is exempt from CEQA pursuant to State CEQA Guidelines Section 21159.25 [Residential or Mixed-Use Housing Projects], as outlined in the Notice of Exemption included as Attachment C of the staff report dated February 19, 2025.
3. Approve the project, Case Nos. 24DVP-00005 and 24CDP-00021, subject to the revised conditions included as Attachment B to this staff memo dated March 25, 2025.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

Attachments:

Attachment A – Findings

Attachment B – Revised Conditions of Approval

Attachment C – Revised Project Plans

Mission Isla Vista Partners LP Housing Development Project
Case No. 24DVP-00005
Hearing Date: April 2, 2025

Attachment D – SBAR Unapproved Minute